

<b>Applicant</b>	Carlo Santoro / Splash East	
<b>Request</b>	Site Plan Level III Review / Conditional Use for Mixed Use Development /10 Multi-family units with Flex Allocation	
<b>General Location</b>	Northwest corner of Miami Road and S.E. 19 <sup>th</sup> Street	
<b>Legal Description</b>	Lots 4, 5, and 6, Block 22, Everglades Land Sales Company's First Addition to Lauderdale, according to the plat thereof, recorded in P.B. 2, P. 15, of the Public Records of Dade County, Florida.	
<b>Property Size</b>	20,026 SF / .46 Acres	
<b>Zoning</b>	Residential Mid Rise Multifamily District (RMM-25)	
<b>Existing Use</b>	2 one-story residential structures	
<b>Future Land Use Designation</b>	Employment Center	
<b>Comprehensive Plan Consistency</b>	Consistent with Future Land Use Element, Permitted Uses, when flexibility units are allocated.	
<b>Applicable ULDR Sections</b>	47-18.21 Mixed Use Development 47-24.3 Conditional Use 47-25.2 Adequacy Requirements 47-25.3 Neighborhood Compatibility Requirements	
<b>Setbacks/Yards</b>	<b>Required</b>	<b>Proposed</b>
	East	21'
	West	10'
	South	24'
	North	18'
<b>Lot Density</b>	17 units max	10
<b>Lot Size</b>	10,000 SF Min.	20,026 SF
<b>Lot Width</b>	100' Min.	140'
<b>Building Height</b>	150' Max.	35'
<b>Structure Length</b>	200' Max.	approx. 108'
<b>Floor Area</b>	400 SF /unit	corner units: 2,824 SF /unit middle units 2,080 SF /unit
<b>VUA Landscaping</b>	5,006 SF	7,302 SF
<b>Landscaping Lot Coverage</b>	7,009 SF	7,302 SF
<b>Open Space</b>	NA	NA
<b>Parking</b>	21	22
<b>Notification Requirements</b>	Sign Notice 15 days prior to meeting	
<b>Action Required</b>	Approve, approve with conditions or deny	
<b>Project Planner</b>	<b>Name and Title</b>	<b>Initials</b>
	Ella Parker, Planner II	
	Gregory Brewton, Acting Planning and Zoning Deputy Director	
	Marc LaFerrier, AICP, Planning and Zoning Director	

**Request:**

The applicant proposes to construct a single-use, mixed-use development of 10 multifamily residential units on employment center land use and RMM-25 zoning, with allocation of residential flexibility units.

**Property/Project Description:**

The applicant proposes a project consisting of 10 multifamily residential units, located at the northwest corner of Miami Road and S.E. 19<sup>th</sup> Street. The applicant intends to construct a similar project consisting of 10 multifamily residential units, located to the west of the proposed site, also scheduled on this agenda.

**Mixed-Use:**

As per ULDR *Sec. 47-18.21.D.5, Mixed Use*, single use residential buildings are permitted and no business uses are required, on parcels less than 5 acres in size. The applicants' property is 0.46 acres in size. Mixed-use developments may be permitted on employment center land use designated parcels, subject to the availability of residential flexibility units. Currently, two one-story residential structures exist on the site. Therefore, this project will require the allocation of eight (8) residential flexibility units. The property is located in Flex Zone 55, where eight hundred and eighty-five (885) units are currently available. The applicant has provided a narrative addressing the mixed-use development criteria, of *Sec. 47-18.21*, attached as **Exhibit 1**.

**Conditional Use:**

The mixed-use development may be permitted as a conditional use, as per *Sec. 47-24.3*. Conditional use approvals are subject to City Commission Request for Review within 30 days of the Planning and Zoning Board action. The applicant's narrative in response to conditional use requirements is attached as **Exhibit 2**.

**Adequacy and Neighborhood Compatibility:**

The applicant has submitted narratives regarding how this proposal complies with *Sec. 47-25.2, Adequacy Requirements* and *Sec. 47-25.3, Neighborhood Compatibility Requirements*, attached as **Exhibit 3**.

**Parking and Traffic:**

As per *Sec. 47-20, Parking and Loading Requirements*, 2.1 parking spaces per unit or twenty-one (21) parking spaces total, are required for the proposed use. The applicant is proposing 22 on-site parking spaces and two on-street parking spaces. Seven-foot wide sidewalks have been provided along SE 19<sup>th</sup> Street and Miami Road.

**Comprehensive Plan Consistency:**

The proposed development is consistent with the Comprehensive Plan's *Future Land Use Element's Permitted Uses –Employment Center*, which states that for parcels of five acres in size or less, free standing multi-family residential uses are permitted.

**Broward County School Board Interlocal Agreement:**

This proposal is subject to the provisions of the Broward County School Board Inter-local Agreement, between the City of Fort Lauderdale and the Broward County School

District regarding public school facility planning. A letter from the School Board to the applicant indicating mitigation for three students anticipated as a result of the two proposed developments, is attached as **Exhibit 4**.

**Planning and Zoning Board Review Options:**

If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for Site Plan Level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the Site Plan Level III permit.

If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the Site Plan Level III permit.

**Should the Board approve the proposed development, the following conditions are proposed by staff:**

1. The applicant shall provide documentation of agreement with the Broward County School Board, regarding potential impacts for public school facility planning through a recorded restrictive covenant, prior to final site plan approval.
2. Site plan approval must be valid as provided in ULDR Section 47-24.1.M.
3. Final DRC approval.